

# COUNTY OF LOS ANGELES TREASURER AND TAX COLLECTOR



MARK J. SALADINO
TREASURER AND TAX COLLECTOR

KENNETH HAHN HALL OF ADMINISTRATION 225 NORTH HILL STREET, ROOM 130 P. O. BOX 512102, LOS ANGELES, CALIFORNIA 90051-4917

Telephone (213) 974-0871

October 20, 2009

Telecopier (213) 680-3648

The Honorable Board of Supervisors County of Los Angeles 383 Kenneth Hahn Hall of Administration 500 West Temple Street

Los Angeles, California 90012

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OCTOBER 20, 2009

501.6

SACHI A HĀMAI EXECUTIVE OFFICER

ADOPTED

BOARD OF SUPERVISORS COUNTY OF LOS ANGELES

Dear Supervisors:

AGREEMENTS TO PURCHASE
"TAX DEFAULTED SUBJECT TO POWER TO SELL" PROPERTIES
SUPERVISORIAL DISTRICT 4 - AGREEMENT 2636
SUPERVISORIAL DISTRICT 4 - AGREEMENT 2637
(3 VOTES)

#### **SUBJECT**

The Signal Hill Redevelopment Agency and the City of Rancho Palos Verdes are seeking to buy two tax-defaulted properties through the Chapter 8 Agreement sale process. The Chapter 8 Agreement sale is designed to allow eligible government agencies and non-profit organizations the opportunity to buy tax-defaulted properties for a qualifying public purpose or benefit. The agencies intend to utilize the properties for the purposes of protecting the public health and safety of the site and surrounding properties through environmental assessment and clean up and; to develop equestrian and pedestrian trails in the area.

#### IT IS RECOMMENDED THAT YOUR BOARD:

Approve and instruct the Chairman to sign the Purchase Agreements of "Tax Defaulted Subject to Power to Sell" properties being acquired by the Signal Hill Redevelopment Agency and the City of Rancho Palos Verdes (public agencies) pursuant to the Revenue and Taxation Code, with revenue to be provided to recover a portion, if not all, of back property taxes, penalties, and costs on the delinquent parcels and any remaining tax balance to be cancelled from the existing tax rolls; and approve publication of the Purchase Agreements of "Tax Defaulted Subject to Power to Sell" properties.

The Honorable Board of Supervisors October 20, 2009 Page 2

#### PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The properties described in these agreements may be sold in accordance with the provisions of Division 1, Part 6, Chapter 8 of the Revenue and Taxation Code and with the policy adopted by Board action on November 24, 1970 as indicated on Attachment "A". Exhibit "A", attached to each Agreement, indicates the legal description and selling price of the parcels.

Upon approval, the attached agreements and copies are to be signed by the Chairman and returned to the Tax Collector for transmittal to the State Controller for further approval. County Counsel has approved the agreements as to form.

The Chapter 8 Agreement sale procedure permits eligible public agencies to acquire "Tax Defaulted Subject to Power to Sell" properties without the necessity of a public auction. The properties described in this letter will be acquired by two public agencies. The first agreement is with the Signal Hill Redevelopment Agency, which intends to utilize the property to protect the public health and safety of the site and surrounding properties through environmental assessment and clean up. The second agreement is with the City of Rancho Palos Verdes, which intends to develop equestrian and pedestrian trails in the area.

#### Implementation of Strategic Plan Goals

Approval of these agreements is in accordance with the Countywide Strategic Plan Goals of Fiscal Responsibility and Collaboration Across Jurisdictional Boundaries. Delinquent property taxes and costs are recovered, and limited-use parcels are identified for appropriate public purposes.

#### FISCAL IMPACT/FINANCING

Revenue will be provided to the County for apportionment among the affected taxing agencies, which will recover a portion, if not all, of back property taxes, penalties, and costs on the delinquent parcels. Any remaining tax balance will be cancelled from the existing tax roll.

Existing appropriation is available in the current Treasurer and Tax Collector 2009-2010 Budget for publication costs. Publishing, in accordance with Section 3798 of the Revenue and Taxation Code, is the most cost-effective method of giving adequate notification to parties of interest.

#### FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The Chapter 8 Agreement sale procedure permits eligible public agencies to acquire "Tax Defaulted Subject to Power to Sell" properties pursuant to Section 3791, et seq., of the Revenue and Taxation Code.

The Honorable Board of Supervisors October 20, 2009 Page 3

Attachment "B" is a summary of the public agencies' purchases. This attachment indicates the affected Supervisorial Districts and the public use for which the properties are being acquired. Moreover, we have included copies of the relevant sections of the Revenue and Taxation Code pertaining to the Chapter 8 Agreement sale for your information. County Counsel has approved the agreements as to form. Attached to the agreements are the Assessor's parcel maps showing the dimensions and general location of the affected parcels.

Efforts will be made to contact the owners and parties of interest to inform them of their tax liabilities and the provisions for the redemption of the properties pursuant to Section 3799 of the Revenue and Taxation Code.

Section 3798 of the Revenue and Taxation Code mandates notice of agreements to be published once a week for three (3) successive weeks in a newspaper of general circulation published in the County.

#### **IMPACT ON CURRENT SERVICES (OR PROJECTS)**

No impact.

#### CONCLUSION

Upon approval of the attached agreement forms, the Department of Treasurer and Tax Collector will need all original documents returned for submission to the State Controller, as the State Controller's Office has the final approval of these and all Chapter 8 Agreements.

Respectfully submitted,

MÄRK J. SALADINO

Treasurer and Tax Collector

MJS:DJD:af

Attachments (32)

c: Assessor Chief Executive Officer Executive Officer, Board of Supervisors Auditor-Controller

**Acting County Counsel** 

Attachment A

#### COUNTY OF LOS ANGELES

#### OFFICE OF THE TREASURER AND TAX COLLECTOR

HALL OF ADMINISTRATION 225 NORTH HILL STREET LOS ANGELES, CALIFORNIA 20012

HAROLD J. OSTLY

November 17, 1970

W. T. KIDWELL

Board of Supervisors 383 Hall of Administration Los Angeles, California 90012

Gentlemen:

#### TAX AGREEMENT SALES

#### RECOIMENDATION:

That the Tax Collector be directed to review all requests for agreement sales pursuant to Chapter 8 of the Revenue and Taxation Code and recommend to the Board whether such requests should be approved in whole, in part, or denied.

That the Tax Collector is further instructed to review end recommend the price to be paid for such sales which price, in the absence of special circumstances, shall not be less than the amount necessary to redeem the property pursuant to Part 7 of Division 1 of the Revenue and Taxation Code.

#### EXPLANATION:

This office has recently completed a review of the policies currently in use with regard to the acquisi-

tion of tax deciled lands by taxing agencies under the authority of Chapter 8 of the Revenue and Taxation Code. This study showed that while present practices are in technical conformity with various statutory requirements, the \$1 per parcel price has remained constant since October 19, 1943.

It is the opinion of this office that the continuation of this nominal price is no longer in the best interest of the County and the other involved taxing agencies. The sale for a minimal fee of properties charged with sizable tax deficiencies results in substantial revenue losses to the County and other agencies.

The nominal fee can also result in requests for acquisition without adequate attention given to actual need by the requesting agency. The result is the removal of additional property from the tax base. If resold later as surplus, the proceeds accrue only to the acquiring agency.

Very truly yours,

#### ORIGINAL SIGNED

HJO:cm

HAROLD J. OSTLY TREASURER & TAX COLLECTOR

cc: 1 Clerk of the Board

5 One for each Supervisor

1 Chief Administrative Officer

1 County Counsel 6 Communications

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On motion of Supervisor Dorn, unanimously carried, the foregoing was adopted.

# SUMMARY OF PUBLIC AGENCY'S PURCHASE FOURTH SUPERVISORIAL DISTRICT

#### **AGREEMENT NUMBER 2636**

#### **AGENCY**

The Signal Hill Redevelopment Agency Public Agency

Selling price of this parcel shall be \$199,086.00

Agency intends to utilize the property to protect the public health and safety of the site and surrounding properties through environmental assessment and clean up purposes.

SUPERVISORIAL	LOCATION	PARCEL	<u>MINIMUM</u>
DISTRICT		NUMBER	<u>BID</u>
4 <sup>th</sup>	CITY OF SIGNAL HILL	7212-006-061	\$199,086.00

#### **SUMMARY OF PUBLIC AGENCY'S PURCHASE**

#### FOURTH SUPERVISORIAL DISTRICT

#### **AGREEMENT NUMBER 2637**

#### **AGENCY**

City of Rancho Palos Verdes Public Agency

Selling price of this parcel shall be \$3,735.00

Agency intends to utilize the property to develop equestrian and pedestrian trails in the area.

SUPERVISORIAL LOCATION		PARCEL NUMBER	MINIMUM BID
4th	CITY OF RANCHO PALOS VERDES	7572-004-022	\$3,735.00

# AGREEMENT NUMBER 2636 SIGNAL HILL REDEVELOPMENT AGENCY FOURTH SUPERVISORIAL DISTRICT

#### **Application to Purchase Tax-Defaulted Property from County**

This application is to be completed by eligible purchasing entities to commence purchase of tax-defaulted property by agreement sale from the county under applicable provisions of the California Revenue and Taxation Code. Please complete the following sections and supply supporting documentation accordingly. Completion of this application does not guarantee purchase approval.

A. <u>Purchaser Information</u>
1. Name of Organization: Signal Hill Redevelopment Agency
2. Corporate Structure – check the appropriate box below and provide corresponding information:
□ Nonprofit – provide Articles of Incorporation
Public Agency – provide mission statement (If redevelopment agency, also provide agency survey map)
B. <u>Purchasing Information</u> Determine which category the parcel falls under and then check the appropriate box as it relates to the purchasing entity's corporate structure and the intended use of the parcel:
Category A: Parcel is currently scheduled for a Chapter 7 tax sale
☐ No Purchase – State / county / taxing agency registering objection to preserve lien only
☐ Purchase by State / county / tax agency / revenue district / redevelopment agency / special district to preserve its lien
Purchase by State / county / tax agency / revenue district / redevelopment agency / special district for public purpose
☐ Purchase by nonprofit for low-income housing or to preserve open space
Category B: Parcel is not currently scheduled for a Chapter 7 tax sale
☐ Purchase by State / county / taxing agency / revenue district / redevelopment agency / special district for public purpose
☐ Purchase by nonprofit to use parcel(s) for low-income housing or to preserve open space
C. <u>Property Detail</u> Provide the following information. If more space is needed for any of the criteria, consolidate the information into a separate "Exhibit" document and attach accordingly:
County where the parcel(s) is located: Los Angeles County
2. List each parcel by Assessor's Parcel Number: 7212-006-061
3. State the purpose and intended use for each parcel: To protect the public health and safety of
the site and surrounding properties through environmental assessment and clean up.
D. Acknowledgement Detail  Provide the signature of the purchasing entity's authorized officer
Executive Director 4-21-09
Authorized Signature \ Title Date



#### SIGNAL HILL REDEVELOPMENT AGENCY

2175 Cherry Avenue • Signal Hill, California 90755-3799

December 10, 2008

DISTRICT LOCATION AGREEMENT

4 City of Signal Hill 2636

Mr. John McKinney
Office of the Los Angeles County Treasurer and Tax Collector
Kenneth Hahn Hall of Administration
225 North Hill Street
Los Angeles, CA 90012

Re: APN #7212-006-061 - Chapter 8 Agreement Request

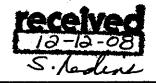
Dear Mr. McKinney:

The Signal Hill Redevelopment Agency ("Agency") contacted your office on January 8, 2008 regarding initiation of the Chapter 8 Agreement process for the Agency's acquisition of the tax defaulted property listed as Assessors Parcel Number 7212-006-061. The Agency expressed its interest in obtaining this property at that time. We were informed that we needed to wait until the property was listed through the County's normal auction process, which recently occurred.

As you recall, the property is a blighted industrial parcel and was a former waste-oil recycling plant. The property is located within the Signal Hill Redevelopment Agency Project No. One and has been in tax default for several years, due to the bankruptcy of the waste-oil recycler. We have attached a survey map of the Agency's territory, illustrating the location of this parcel on 29<sup>th</sup> Street, east of Walnut Avenue.

As explained in our meeting, the property has been extensively studied for environmental contamination and was subject a U.S. EPA Superfund Cleanup for the above ground tanks and processing equipment, after the waste-oil recycler declared bankruptcy and abandoned the site in 2002. At that time EPA removed the remaining hazardous wastes in several storage tanks and removed hundreds of individual drums that had been stored on the property for a number of years. However, U.S. EPA did not perform any soil or groundwater cleanup.

The Agency has been involved in a major effort to assess and remediate brown field sites in Signal Hill since 1975. The mission statement of the Agency is found in the Redevelopment Plan for the Signal Hill Redevelopment Project



Mr. John McKinney December 10, 2008 Page 2

Area No. 1 (Ordinance No. 74-7-729), which is attached to this letter. The intent of the project is to "Eliminate the conditions of blight existing in the project area," "Insure, as far as possible, that the cause of blighting conditions will be either eliminated or protected against," and "Encourage and insure the rehabilitation, rebuilding, and development of the Project area." The Agency's Five Year Implementation Plan (2008-2013) includes the specific goal of the "Remediation of environmental hazards due to oil uses." (Page 17, Updated Implementation Plan)

The Agency is requesting the Chapter 8 Agreement in order to obtain control over this site to effectuate the assessment, clean-up and remediation of the site. This may result in the Agency having to retain the property for a number of years, while this process is completed. Under normal circumstance, the Agency would return the property to productive land use. However, it is possible that due to the extent of contamination that the Agency will have to retain indefinite control. The Agency may be able to pave the property for vehicle storage. The public purpose for the Chapter 8 process is to protect the public health and safety of the site and surrounding properties, while returning the property to productive use.

Revenue and Taxation Code Section 3791 permits redevelopment agencies to acquire eligible tax-defaulted property from the County, subject to the Chapter 8 Agreement process. We are hereby requesting that the County initiate a Chapter 8 Agreement for APN # 7212-006-061. We appreciate the time that you have spent with the Agency staff in reviewing the process and the specific tax default history of this property.

Thank you for your assistance. I can be reached at <a href="mailto:kfarfsing@cityofsignalhill.org">kfarfsing@cityofsignalhill.org</a> or at 562-989-7302 should you have any question regarding this request.

Sincerely,

Kenneth C. Farfsing Executive Director

cc: Mr. Stan Redius - Chapter 8 Supervisor Hon. Michael J. Noll, Chair, SHRDA Agency Board Members

Mr. David J. Aleshire, SHRDA Counsel

Ms. Elise McCaleb Mr. Art Rangel Attachments: Ord. #74-7-729

Implementation Plan, Pg. 17

Survey Map

#### RESOLUTION NO. 2009-04-425

A RESOLUTION OF THE SIGNAL HILL REDEVELOPMENT AGENCY, OF THE CITY OF SIGNAL HILL, CALIFORNIA APPROVING THE ACQUISITION OF 1841 29<sup>TH</sup> STREET

WHEREAS, on December 10, 2008, the Agency submitted a letter to the Los Angeles County Treasurer and Tax Collector to initiate the process for the acquisition of a tax defaulted property through its Chapter 8 process; and

WHEREAS, the County Treasurer and Tax Collector sent the Agency an Agreement to Purchase Tax-Defaulted property for a purchase price outlined in the Agreement.

NOW, THEREFORE, BE IT RESOLVED, that the Agency approve the execution of Chapter 8 Agreement 2636 for 1841 29<sup>th</sup> Street, Assessor's Identification Number: 7212-006-061.

PASSED, APPROVED, AND ADOPTED at a regular meeting of the Signal Hill Redevelopment Agency of the City of Signal Hill, California, on this 7th day of April 2009.

LARRY FORESTER

CHAIR

ATTEST:

RÈBECCA BURLESON AGENCY SECRETARY STATE OF CALIFORNIA )
COUNTY OF LOS ANGELES ) SS.
CITY OF SIGNAL HILL )

I, REBECCA BURLESON, Secretary of the Redevelopment Agency of the City of Signal Hill, California, hereby certify that Resolution No. 2009-04-425 was adopted by the Redevelopment Agency of the City of Signal Hill, California, at a regular meeting held on the 7<sup>th</sup> day of April 2009, and that the same was adopted by the following votes:

AYES:

CHAIR FORESTER, VICE CHAIR HANSEN, MEMBER NOLL,

MEMBER WARD, MEMBER WILSON

NOES:

NONE

ABSENT:

NONE

ABSTAIN:

NONE

REBECCA BURLESON AGENCY SECRETARY

#### ORDINANCE NO. 74-7-729

AN ORDINANCE OF THE CITY OF SIGNAL HILL, CALIFORNIA, APPROVING AND ADOPTING THE REDEVELOPMENT PLAN FOR THE SIGNAL HILL REDEVELOPMENT PROJECT AREA NO. 1.

WHEREAS, the Signal Hill Redevelopment Agency (hereinafter referred to as the "Agency") formulated and prepared the proposed Redevelopment Plan for Signal Hill Redevelopment Project Area No. 1; and

WHEREAS, the Planning Commission of the City of Signal Hill has submitted its report and recommendation, finding said proposed Redevelopment Plan to be in conformity with the General Plan and recommending approval of said proposed Redevelopment Plan; and

WHEREAS, the Agency adopted rules governing participation by and reasonable preferences to owners and tenants in the Project area; and

WHEREAS, the Agency submitted to the City Council of the City of Signal Hill said proposed Redevelopment Plan accompanied by the Report of the Agency and the Environmental Impact Report on said proposed Redevelopment Plan; and

WHEREAS, after due notice, a joint public hearing was held by this Council acting as the Agency and the City Council to consider the proposed Redevelopment Plan and the Environmental Impact Report for the Project; and

WHEREAS, at said joint public hearing this Council heard and passed upon all oral and written objections by overruling such objections; and

WHEREAS, all action required by law has been taken by all appropriate public agencies.

NOW, THEREFORE, THE PEOPLE OF THE CITY OF SIGNAL HILL DO ORDAIN AS FOLLOWS:

Section 1. The purposes and intent of the City Council with respect to the Project area are to:

- Eliminate the conditions of blight existing in the project area;
- (2) Insure, as far as possible, that the causes of blighting conditions will be either eliminated or protected against;
- (3) Provide participation for owners and a reasonable preference for persons engaged in business in the Project area;
- (4) Encourage and insure the rehabilitation, rebuilding, and development of the Project area;
- (5) Encourage and foster the economic revitalization of the Project area;
- (6) Relocate the owners and occupants of the Project area as needed;
- (7) Redevelop and rebuild the public facilities in the project area to provide safer and more efficient service for the people in the area and the general public as a whole.

Section 2. The Redevelopment Plan for Signal Hill Redevelopment Project Area No. 1, is hereby incorporated herein by reference and made a part hereof as fully as if set out at length herein.

Section 3. The Redevelopment Plan hereby is approved and adopted and designated the official redevelopment plan for Signal Hill Redevelopment Project Area No. 1.

Section 4. The City Council, after considering the Environmental Impact Report, finds that the Project will not have any significant adverse impact on the environment and hereby adopts said Report as the report of the Council.

Section 5. The City Council hereby finds and determines that:

- (1) The Project area is a blighted area, the redevelopment of which is necessary to effectuate the public purposes declared in the Community Redevelopment Law of the State of California;
- (2) The Redevelopment Plan will redevelop the Project area in conformity with the Community Redevelopment Law of the State of California and in the interests of the public peace, health, safety and welfare;
- (3) The adoption and carrying out of the Redevelopment Plan is economically sound and feasible;
- (4) The Redevelopment Plan conforms to the General Plan of the City of Signal Hill;
- (5) The carrying out of the Redevelopment Plan will promote the public peace, health, safety and welfare of the City of Signal Hill and will effectuate the purposes and policies of the Community Redevelopment Law of the State of California;
- (6) The condemnation of real property, as provided for in the Redevelopment Plan for the Project area, is necessary to the execution of the Redevelopment Plan and adequate provisions have been made for payment for property to be acquired as provided by law;
- (7) The Agency has a feasible method and plan for the relocation of families and persons to be temporarily or permanently displaced from housing facilities in the project area;
- (8) There are or are being provided in the Project area or in other areas not generally less desirable in regard to public utilities and public and commercial

facilities and at rents or prices within the financial means of the families and persons displaced from the Project area, decent, safe and sanitary dwellings equal in number to the number of and available to such displaced families and persons and reasonably accessible to their places of employment;

- (9) The Redevelopment Plan for the Project area will afford a maximum opportunity consistent with the sound needs of the locality as a whole for the redevelopment of such area by private enterprise;
- (10) In order to implement and facilitate the effectuation of the Redevelopment Plan hereby approved and adopted it is found and determined that certain official action must be taken by the City Council with reference, among other things, to changes in zoning, the vacating and removal of streets, and other public ways, the location and relocation of sewer and water mains and other public facilities, and other public action, and accordingly the City Council hereby:
  - (a) Pledges its cooperation in helping to carry out such Redevelopment Plan; and
  - (b) Requests the various officials, departments, boards and agencies of the City of Signal Hill having administrative responsibilities in the premises likewise to cooperate to such end and to exercise their respective functions and powers in a manner consistent with said Redevelopment Plan; and

(c) Stands ready to take appropriate action upon proposals and measures designed to effectuate the Redevelopment Plan.

Section 6. The City Council is satisfied permanent housing facilities will be available within three years from the time occupants of the Project area are displaced and that pending the development of such facilities there will be available to such displaced occupants adequate temporary housing facilities at rents comparable to those in the City of Signal Hill at the time of their displacement.

Section 7. All written and oral objections to the Redevelopment Plan are hereby overruled.

Section 8. The City Clerk hereby is directed to send a certified copy of this ordinance to the Agency and the Agency hereby is vested with the responsibility for carrying out the Redevelopment Plan for the Signal Hill Redevelopment Project.

Section 9. The City Clerk hereby is directed to record with the County Recorder of Los Angeles County a description of the land within the Project area and a statement that proceedings for the redevelopment of the Project area have been instituted under the California Community Redevelopment Law. The Agency hereby is directed to effectuate recordation in compliance with the provisions of Section 27295 of the Government Code to the extent applicable.

Section 10. The Department of Building and Safety of the City of Signal Hill is hereby directed for a period of two years after the effective date of this ordinance to advise all applicants for building permits within the Project area that the site for which a building permit is sought for the construction of buildings or for other improvements is within a redevelopment project area.

# IV. FIVE YEAR IMPLEMENTATION PLAN GOALS, NON-HOUSING OBJECTIVES AND PROGRAMS FOR 2008/09 THROUGH 2013/14

This section identifies Implementation Plan Non-Housing Goals and Objectives for the 2008/09 through 2013/14 timeframe. It also puts forth projects, programs and estimated generalized expenditures for these projects and programs.

#### A. Blight Characteristics

The Goals and Objectives contained herein continue to address blight elimination in the Project Area as in prior Implementation Plans. The Agency's primary goal is to continue to eliminate blight, continue to strengthen the economic environment, and enhance the residential community with safe, decent, sanitary, and affordable housing, supported by recreational, educational, and cultural opportunities. Specific goals are as follows:

The Agency proposes to eliminate and prevent the spread of blight and in the Project area by:

(1) Installation, construction, or reconstruction of streets, utilities, and other public improvements;

(2) Acquisition of real property;

Providing for participation by owners and persons engaged in business presently located in the Project area by extending preferences to remain or relocate within the redeveloped area;

(4) Management of property under the ownership and control of the Agency;

(5) Demolition or removal of buildings and improvements;

(6) Relocation assistance to displaced residential and nonresidential occupants;

(7) Disposition of property for uses in accordance with this Plan;

(8) Redevelopment of land for uses in accordance with this Plan; successors, and the Agency;

(9) Remediation of environmental hazards due to oil uses.

The Goals and Objectives for the 2008/09 - 2013/14 Implementation Plan have been developed based on the Agency's priorities and limited financial resources available to the Agency. By implementing the Implementation Plan projects, programs and expenditures outlined herein, the Agency will help eliminate some of the above referenced blighting characteristics.

#### B. Non-Housing Goals, Objectives and Programs

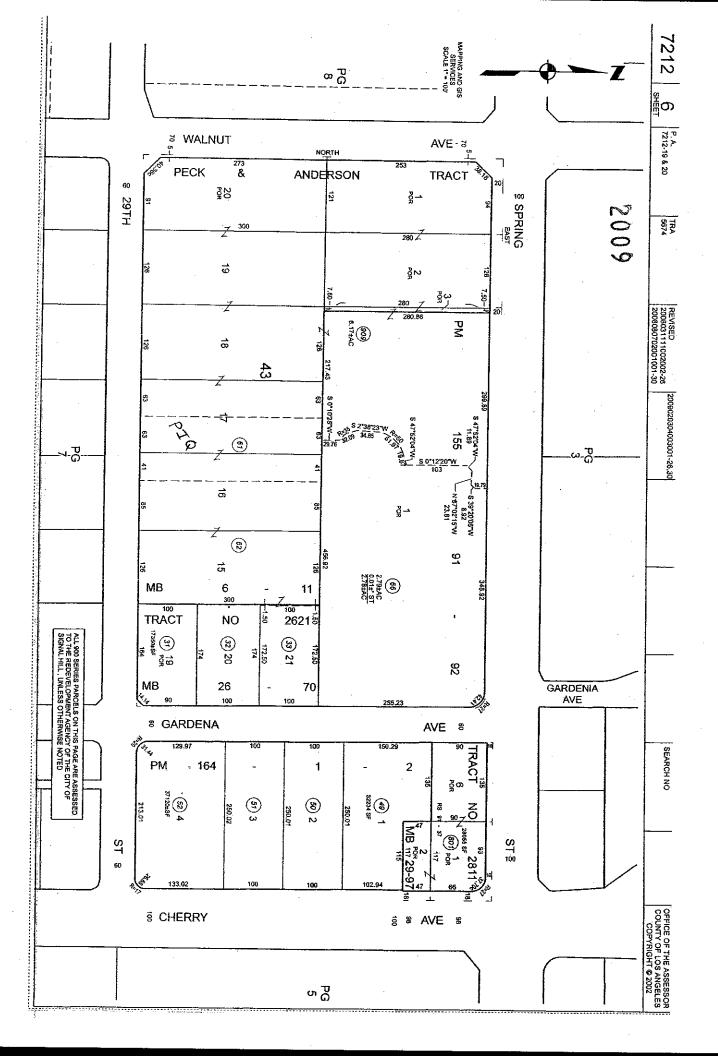
The Agency goals for Project Area No. 1 will be to continue to strengthen the economic environment, and enhance the residential community with safe, decent, sanitary, and affordable housing, supported by recreational, educational, and cultural opportunities.

In the early years of Project Area No. 1, new public improvements were provided thereby eliminating many of the blighting conditions associated with inadequate public improvements. In more recent years, the Agency has purchased contaminated property, properties with old abandoned oil wells, properties with dilapidated buildings and incompatible uses, physically and economically obsolete lots. Many of these parcels were sold to developers who have been able to build updated buildings and auto dealerships, which have resulted in new jobs, a better tax

REDEVELOPMENT PROJECT **AREA NO.1 BOUNDARY** (ADOPTED JULY 16, 1974)

-APN # 7212-006-061

EXHIBIT 1
REDEVELOPMENT PROJECT AREA NO. 1 BOUNDARY



# 17151

# AGREEMENT TO PURCHASE LOS ANGELES COUNTY TAX-DEFAULTED PROPERTY

(Public/Taxing Agency)

This Agreement is made this 7th day of April , 2009, by and between the Board of Supervisors of Los Angeles County, State of California, and the SIGNAL HILL REDEVELOPMENT AGENCY ("Purchaser"), pursuant to the provisions of Division 1, Part 6, Chapter 8, of the Revenue and Taxation Code.

The real property situated within said county, hereinafter set forth and described in Exhibit "A" attached hereto and made a part hereof, is tax-defaulted and is subject to the power of sale by the tax collector of said county for the nonpayment of taxes, pursuant to provision of law.

It is mutually agreed as follows:

- That as provided by Section 3800 of the Revenue and Taxation Code, the cost of giving notice of this agreement shall be paid by the PURCHASER.
- That the PURCHASER agrees to pay the total purchase price listed for each real property described in Exhibit "A" within 14 days after the date this agreement becomes effective. Upon payment of said sum to the tax collector, the tax collector shall execute and deliver a deed conveying title to said property to PURCHASER.
- 3. That the PURCHASER agrees that the real property be used for the public use specified on Exhibit "A" of this agreement.
- 4. That if said PURCHASER is a <u>TAXING AGENCY</u>, said agency would not share in the distribution of the payment required by this Agreement as defined by § 3791 and § 3720 of the Revenue and Taxation Code.

APPROVED AS TO FORM:

ROBERT KALUNIAN Acting County Counsel

By Deputy County Counsel

If all or any portion of any individual parcel listed in Exhibit "A" is redeemed prior to the effective date of this agreement, this agreement shall be null and void only as it pertains to that individual parcel. This agreement shall also become null and void and the right of redemption restored upon the PURCHASER'S failure to comply with the terms and conditions of this agreement. Time is of the essence.

0§§3791, 3791.3 3793 R&T Code

X: ID:Chptr 8 Pubagency form Revised 6/24/03 ADOPTED BOARD OF SUPERVISORS

10

OCT 2 0 2009

SACHI A. HAMAI
EXECUTIVE OFFICER

The undersigned hereby agree to the terms authorized to sign for said agencies.	and conditions of this agreement and are
ATTEST:	
SIGNAL HILL REDEVELOPMENT AGENCY	By an creat
Rebecca Burleson, Secretary	Chair
III I I V	Board of Surrervisors
ATTEST:	Los Angeles County
By Sachi a. Hamai	By Won Krabe
Clerk of the Board of Supervisors	Chairman of the Board of Supervisors
	Saction 25103 of the Government Code, defivery of this document has been made SACHI A. HAMAI
By a Chelle Smi therman Deputy OCT 2 0 2009	Executive Officer Clerk of the Board of Supervisors
(seal)	Sachelle Smitheiman
Pursuant to the provisions of Section 3775 governing body of the City of N/A hereby agreement.	
ATTEOT	
ATTEST:	City of Signal Hill
Cheria Buleson	By Mayor
Rebecca Burleson, Deputy City Clerk	
This agreement was submitted to me before e have compared the same with the records o	- 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1.
property described therein.	
Ma	al Salad
Los	Angeles County Tax Collector
Pursuant to the provisions of Sections 3775 Code, the Controller agrees to the selling pric foregoing agreement this day of	

By:\_\_\_\_\_, STATE CONTROLLER

#### **SUPERVISORIAL DISTRICT 4**

**AGREEMENT NUMBER 2636** 

#### **EXHIBIT "A"**

LOCATION	FIRST YEAR DELINQUENCY	DEFAULT NUMBER	PURCHASE PRICE	PURPOSE OF ACQUISITION
CITY OF SIGNAL HILL	1992	7212-006-061	\$199,086.00*	PROTECT PUBLIC HEALTH, SAFETY OF SITE & SURROUNDING PROPERTIES

#### LEGAL DESCRIPTION

PECK AND ANDERSON TR W 41 FT OF LOT 16 AND E 63 FT OF LOT 17 BLK 43

<sup>\*</sup> The purchase price quoted on this Exhibit "A" is a projection of the purchase price for a schedule of eight (8) months. If the agreement is completed in less time, then the purchase price will be decreased; however if the completion of the agreement is longer than this time, the price will increase accordingly.

# AGREEMENT NUMBER 2637 CITY OF RANCHO PALOS VERDES FOURTH SUPERVISORIAL DISTRICT

#### Application to Purchase Tax-Defaulted Property from County

his application is to be completed by eligible purchasing entities to commence purchase of tax-defaulted property by greement sale from the county under applicable provisions of the California Revenue and Taxation Code. Please complete re following sections and supply supporting documentation accordingly. Completion of this application does not guarantee urchase approval.

A. Purchaser Information
. Name of Organization: <u>City of Rancho Palos Verdes</u>
. Corporate Structure – check the appropriate box below and provide corresponding information:
☐ Nonprofit – provide Articles of Incorporation
Public Agency – provide mission statement (If redevelopment agency, also provide agency survey map)
B. Purchasing Information etermine which category the parcel falls under and then check the appropriate box as it relates to the purchasing entity's proporate structure and the intended use of the parcel:
Category A: Parcel is currently scheduled for a Chapter 7 tax sale
☐ No Purchase – State / county / taxing agency registering objection to preserve lien only
Purchase by State / county / tax agency / revenue district / redevelopment agency / special district to preserve its lien
Purchase by State / county / tax agency / revenue district / redevelopment agency / special district for public purpose
□ Purchase by nonprofit for low-income housing or to preserve open space
Category B: Parcel is not currently scheduled for a Chapter 7 tax sale
☐ Purchase by State / county / taxing agency / revenue district / redevelopment agency / special district for public purpose
☐ Purchase by nonprofit to use parcel(s) for low-income housing or to preserve open space
C. Property Detail rovide the following information. If more space is needed for any of the criteria, consolidate the information into a eparate "Exhibit" document and attach accordingly:
. County where the parcel(s) is located: Los Angeles
List each parcel by Assessor's Parcel Number: <u>757み - 004 - 0 みみ</u>
. State the purpose and intended use for each parcel: To develop equestrian and
pedestrian trails in the area
D. Acknowledgement Detail
Provide the signature of the purchasing entity's authorized officer
Sanu Cas
Authorized Signature  Mayor  Title  Date



December 11, 2008

Donna J. Doss
Assistant Treasurer and Tax Collector
Los Angeles County Treasurer and Tax Collector
Kenneth Hahn Hall of Administration
225 North Hill Street, Room 130
Los Angeles, California 90051-0102

CITY MANAGER'S OFFICE ADMINISTRATION

DISTRICT	LOCATION	AGREEMENT	
4	City of Rancho Palos Verdes	2637	

Subject:

2009A Tax Sale

Dear Ms. Doss:

At a regular meeting held on December 2, 2008, the City of Rancho Palos Verdes City Council authorized staff to pursue acquisition of the following tax defaulted property located within our jurisdiction through a Chapter 8 Agreement: APN # 7572-004-022.

The property is a vacant parcel on Cherry Hill Lane located in the active Portuguese Bend landslide area north of Palos Verdes Drive South, between Peppertree Drive on the west and Portuguese Canyon on the east. The purpose of the acquisition would be to increase the City's access from Cherry Hill Lane to the bottom of Portuguese Bend Canyon where there are existing drainage improvements. Maintenance of existing and future drainage improvements is critical to the effectiveness of landslide abatement efforts in this area. In addition, the lot directly abuts the City's Palos Verdes Nature Preserve and the active use area within the Preserve that has been designated for an Equestrian Center. Therefore, City ownership of this property could potentially assist in future efforts to develop public equestrian and pedestrian trails through this area.

As instructed, a copy of the City's Mission Statement and a \$100 check for the preliminary research fee are enclosed. Please provide the City with the necessary agreements and instructions to purchase this property. The City understands that the offer of sale is subject to change due to the redemption of the defaulted taxes or the initiation of a legal process, such as bankruptcy. If you have any questions, please feel free to call me at (310) 544-5203 or Carolynn@rpv.com.

Sincerely,

Carolym Petru

Carolynn Petru Deputy City Manager

cc: Ca

Carolyn Lehr, City Manager

**Enclosures:** 

City of Rancho Palos Verdes Mission Statement Check No. 51533



### CERTIFIED EXCERPT OF MINUTES RANCHO PALOS VERDES CITY COUNCIL

The following is an excerpt from minutes of the regular meeting of the City Council of the City of Rancho Palos Verdes held on December 2, 2008 at the hour of 7:00 P.M. at 29301 Hawthorne Boulevard, Rancho Palos Verdes, California.

A quorum was declared after the following roll call:

PRESENT: Clark, Long, Wolowicz, and Mayor Stern

ABSENT: Gardiner (excused)

#### **COUNCIL REORGANIZATION:**

#### Selection of Mayor:

City Clerk Morreale declared the floor open for nominations for Mayor.

Councilman Wolowicz nominated Mayor Pro Tem Clark to serve as Mayor. Councilman Long seconded the motion.

Mayor Stern presented a slide show highlighting Mayor Pro Tem Clark's accomplishments during his previous tenure as Mayor.

The motion passed on the following roll call vote:

AYES:

Clark, Long, Wolowicz, and Mayor Stern

NOES:

None

ABSENT:

Gardiner

#### **Selection of Mayor Pro Tem:**

Mayor Clark nominated Councilman Wolowicz to serve as Mayor Pro Tem. Councilman Stern seconded the motion.

The motion passed on the following roll call vote:

AYES:

Long, Stern, Wolowicz, and Mayor Clark

NOES:

None

ABSENT:

Gardiner

Certified Excerpt of Minutes Rancho Palos Verdes City Council Page 2 of 2

Mayor Pro Tem Wolowicz moved, seconded by Councilman Stern, to approve the Consent Calendar with Item 9 (Increase Contract Amount with CBM Consulting, Inc. for Temporary Staffing Services) removed for separate discussion as follows:

#### **Purchase of Tax Defaulted Property (950)**

1) Authorized the Mayor and City Clerk to sign an Agreement to Purchase Tax-Defaulted Property for a vacant lot at 43 Cherry Hill Lane (APN 7572-004-022); and,

2) Authorized the City Manager to sign a Non-Objection Letter of Request to purchase a remainder parcel on Hawthorne Boulevard adjacent to the Civic Center/Upper Point Vicente Park property (APN 7573-002-011).

The motion to approve the Consent Calendar carried on the following roll call vote:

AYES:

Long, Stern, Wolowicz, and Mayor Clark

NOES:

None

**ABSENT:** 

Gardiner

I, Carla Morreale, HEREBY CERTIFY that the foregoing is a full, true and correct excerpt of minutes on this subject at said meeting and in witness whereof, I have hereunto set my hand and affixed the seal of the City of Rancho Palos Verdes on April 9, 2009.

Carla Morreale, CMC

City Clerk

W:\Certified Excerpts of Muni Code & Minutes\Certified Excerpt of Minutes December 2, 2008.doc

### CORE VALUES STATEMENT

The primary purpose of City government is to provide service. As your City government, our commitment is to wisely use our resources to provide competent, responsive and reliable services in an atmosphere, which demonstrates our commitment to accessibility, customer service, honesty and integrity. In all we do and in every decision we make we will ask ourselves, "Is this best for the City of Rancho Palos Verdes?"

#### VISION STATEMENT

Vision: After an extensive community outreach program, the City Council hereby affirms that the City's vision for Rancho Palos Verdes is to have a community that has the following qualities:

A safe community where citizens can enjoy their property and community amenities without fear for their safety;

Both public and private property will be maintained in a manner that will be compatible with the aesthetic setting of the Peninsula;

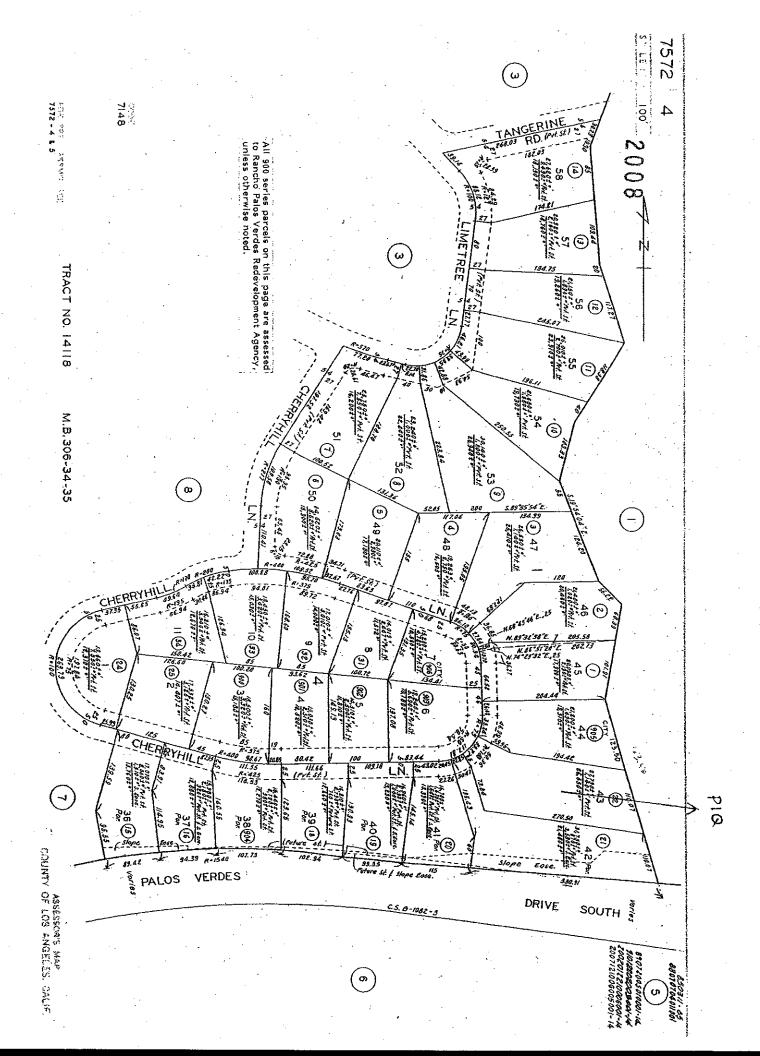
A sound community economic base will be developed and maintained;

As part of the economic base, the City will provide an opportunity for the development of quality recreation facilities;

There will be a high "customer satisfaction" level among users of City services;

A commitment to maintaining open space and public access in a manner that will not harm critical resources.

Adopted by the City Council September 21, 1993



INTERIM

# AGREEMENT TO PURCHASE LOS ANGELES COUNTY TAX-DEFAULTED PROPERTY

(Public/Taxing Agency)

This Agreement is made this <u>accordingly and the CITY OF RANCHO PALOS VERDES</u> ("Purchaser"), pursuant to the provisions of Division 1, Part 6, Chapter 8, of the Revenue and Taxation Code.

The real property situated within said county, hereinafter set forth and described in Exhibit "A" attached hereto and made a part hereof, is tax-defaulted and is subject to the power of sale by the tax collector of said county for the nonpayment of taxes, pursuant to provision of law.

It is mutually agreed as follows:

- That as provided by Section 3800 of the Revenue and Taxation Code, the cost of giving notice of this agreement shall be paid by the PURCHASER.
- 2. That the PURCHASER agrees to pay the total purchase price listed for each real property described in Exhibit "A" within 14 days after the date this agreement becomes effective. Upon payment of said sum to the tax collector, the tax collector shall execute and deliver a deed conveying title to said property to PURCHASER.
- 3. That the PURCHASER agrees that the real property be used for the public use specified on Exhibit "A" of this agreement.
- That if said PURCHASER is a <u>TAXING AGENCY</u>, said agency would not share in the distribution of the payment required by this Agreement as defined by § 3791 and § 3720 of the Revenue and Taxation Code.

APPROVED AS TO FORM:

ROBERT KALUNIAN Acting County Counsel

By

Deputy County Counsel

If all or any portion of any individual parcel listed in Exhibit "A" is redeemed prior to the effective date of this agreement, this agreement shall be null and void only as it pertains to that individual parcel. This agreement shall also become null and void and the right of redemption restored upon the PURCHASER'S failure to comply with the terms and conditions of this agreement. Time is of the essence.

0§§3791, 3791.3 3793 R&T Code

X: ID:Chptr 8 Pubagency form Revised 6/24/03

authorized to s	sign for said ager	ncies.			
ATTEST: CITY OF RAN	CHO PALOS VE	ERDES	By 8.8.(	Dense	
(Seal)	Morreale City Clerk		Mayor		
ATTEST:			Board of Supervi Los Angeles Cou		
By Sachi	a. Hamai		By Wor	Krahe	
Clerk of the	Board of Superv	man	Chairman of the	he Board of Supervisors I hereby certify that pursuant to Section 25103 of the Governm delivery of this document has to SACHI A. HAMAI Executive Officer Clerk of the Board of Supe	ent Code, been made.
	(seal) ne provisions of			and Taxation Code the price as provided in this	leman
ATTEST:	ADOF SUF	PERVISORS	City of N/A	*	
	10	OCT 2 0 2009	Ву	yor	7715
(seal)	SACHI A.  EXECUTIVE	HAMAI OFFICEP			N
	nt was submitted ed the same with	I to me before e h the records o	f Los Angeles Co	pard of supervisors and I unty relating to the real	
		Los	Angeles County Ta	ax Collector	
Code, the Cor		Sections 3775 the selling price	and 3795 of the e hereinbefore set	Revenue and Taxation to forth and approves the	
		By:		STATE CONTROLLED	

The undersigned hereby agree to the terms and conditions of this agreement and are

# SUPERVISORIAL DISTRICT 4 AGREEMENT NUMBER 2637

#### **EXHIBIT "A"**

LOCATION	FIRST YEAR DELINQUENCY	DEFAULT NUMBER	PURCHASE PRICE	PURPOSE OF ACQUISITION
CITY OF RANCHO PALOS VERDES	2002	7572-004-022	\$3,735.00*	DEVELOP EQUESTRIAN AND PEDESTRIAN TRAILS IN THE AREA

LEGAL DESCRIPTION

TRACT NO 14118 LOT 43 BLK 1

<sup>\*</sup> The purchase price quoted on this Exhibit "A" is a projection of the purchase price for a schedule of eight (8) months. If the agreement is completed in less time, then the purchase price will be decreased; however if the completion of the agreement is longer than this time, the price will increase accordingly.